

**WAUKESHA COUNTY
MINUTES OF THE PARK AND PLANNING COMMISSION
THURSDAY, AUGUST 3, 2006**

CALL TO ORDER

Pat Haukohl, Chairperson, called the meeting to order at 1:00 p.m.

Commission

Members Present:	Pat Haukohl	Walter Baade	Gary Goodchild
	Walter Kolb	Betty Willert	Ellen Gennrich
	Bonnie Morris		

Commission

Members Absent: None

Staff

Members Present: Richard L. Mace, Planning and Zoning Manager
Kathy Brady, Secretary Supervisor

Guests Present: Kristi Droese Doris & Jerry Grassman Mike Guzniczak

CORRESPONDENCE: None.

MEETING APPROVAL: None.

MINUTES:

- *Mr. Goodchild moved, seconded by Mr. Baade and carried unanimously, for approval of the June 15, 2006, Minutes, as corrected.*

PUBLIC COMMENT

Chairperson Haukohl asked if anyone from the audience wished to address the Commission? There being none, she moved to the next item on the agenda.

- **SCU-187C (Al Gagliano) Town of Eagle, Section 28**

Mr. Mace presented the "Staff Report and Recommendation" dated August 3, 2006, and made a part of these Minutes. He pointed out the location of the property at W379 S9674 C.T.H. "S", in the Town of Eagle on the aerial photograph and stated the petitioner is requesting an amendment to the existing Conditional Use Permit to allow special events and alcohol service at the Kettle Moraine Ranch.

Mr. Mace indicated the Kettle Moraine Ranch has been in operation for over 30 years. The petitioner is proposing to allow a fundraiser event over the 2006 Labor Day weekend along with the sale of alcohol, which may result in an annual event. A portion of the proceeds from the event will be donated to the National Eating Disorder Association and the Town/Village of Eagle Park and Recreation Department. The Town of Eagle Plan Commission and Board approved the request on July 12, 2006.

After discussion, Mrs. Morris moved, seconded by Mrs. Willert and carried unanimously for approval, as conditioned, in accordance with the "Staff Report and Recommendation". The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **PO-06-EGLT-2 (Al Gagliano) Town of Eagle, Section 28**

Mr. Mace presented the “Staff Report and Recommendation” dated August 3, 2006, and made a part of these Minutes. He pointed out the location of the property at W379 S9674 C.T.H. “S”, in the Town of Eagle on the aerial photograph and stated the petitioner is requesting Plan of Operation approval to allow special events and alcohol service at the Kettle Moraine Ranch.

Mr. Mace indicated the matter is related to the previous Conditional Use request SCU-187C.

After a brief discussion, Mrs. Morris moved, seconded by Mr. Baade and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation”. The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **CU-1042C (Wildlife in Need Center, LTD) Town of Ottawa, Section 12**

Mr. Mace presented the “Staff Report and Recommendation” dated August 3, 2006, and made a part of these Minutes. He pointed out the location of the property at W340 S2383 C.T.H. “C” in the Town of Ottawa on the aerial photograph and stated the petitioner is requesting an amendment to the Conditional Use Permit to remove the existing buildings and the construction of a new, one story wildlife animal intensive care and rehabilitation treatment facility, expanded parking areas and a delivery/dumpster/compost area and fencing.

Mrs. Haukohl inquired about the shared driveway, to which Mace indicated the driveway for the property to the north is shared and connects to the petitioner’s driveway which accesses C.T.H. “C”. Mr. Goodchild said the neighbor expressed some concerns regarding the shared driveway access, due to a wetland area located along the east property line adjacent to C.T.H. “C” which prevents any other access for them to C.T.H. “C”. Mr. Mace said Condition No. 3 requires that a Driveway/Access and Maintenance Agreement be prepared for the properties. Mr. Guzniczac, Executive Director for the Wildlife in Need Center, LTD said that currently, the wildlife center takes care of all of the driveway costs for the road and the neighbor takes care of their driveway where it splits off and traverses north to their residence. He indicated they were in negotiations with the neighbor regarding the Agreement.

Mrs. Willert suggested in Condition No. 8, second paragraph, in the second and fourth sentences, the words “could be” be changed to “shall”. The Commission agreed with Mrs. Willert’s suggestion.

After discussion, Mrs. Gennrich moved, seconded by Mrs. Willert and carried unanimously for approval, as conditioned, in accordance with the “Staff Report and Recommendation” with a modification to Condition No. 8, which shall now read:

8. *A detailed Landscaping and Screening Plan shall be submitted to the Town and the County Planning and Zoning Division Staff for review and approval prior the issuance of any permits for the proposed use. At a minimum, the location, trunk diameter, height, and species of all existing vegetation to remain, vegetation to be removed, and proposed vegetation shall be identified on the plan. In addition, the two proposed berms must contain evergreen vegetation screens. Existing vegetation shall be preserved as much as is practical throughout construction in order to provide screening of the facilities. A copy of the approved Landscaping and Screening Plan is located in the Conditional Use file and shall be incorporated by reference in this Conditional Use. All landscaping and/or screening shall be installed prior to October 1, 2007. The Plan Commission also reserves the right to require*

additional landscaping and/or screening in the event complaints are received and the Town makes a determination additional landscaping and/or screening will help to resolve the complaints. The Petitioner agrees to work with the Town Planner and the Town Engineer, as well as the neighbors, on all final landscaping decisions.

Therefore, at this time, the Town Planner recommends additional vegetative screening similar to that which exists along a portion of the south lot line be installed in other areas of the site. Specifically, the (evergreen) vegetation screen along the south line shall be extended 60' to the east and all the way to the west lot line (190'). As an alternative to the 190' extension, another berm could be constructed between the west end of the existing (evergreen) vegetation screen along the south lot line and the southerly proposed berm, and then evergreen vegetation screens installed on top of the berm. Further, depending on the existing vegetation in the northeast corner of the site, this area shall be additionally screened with evergreen vegetation at least 180' to the west from the northeast corner of the property immediately adjacent to the Howard's driveway.

The approval of this request, will allow the petitioners a reasonable use of their land and meets the intent and purposes of all County Ordinances.

• **PO-06-OTWT-2 (Wildlife in Need Center, LTD) Town of Ottawa, Section 12**

Mr. Mace presented the "Staff Report and Recommendation" dated August 3, 2006, and made a part of these Minutes. He pointed out the location of the property at W340 S2383 C.T.H. "C" in the Town of Ottawa on the aerial photograph and stated the petitioner is requesting Plan of Operation approval for the removal of the existing buildings and the construction of a new, one story wildlife animal intensive care and rehabilitation treatment facility, expanded parking areas and a delivery/dumpster/compost area and fencing.

Mr. Mace indicated the matter is related to the previous Conditional Use request CU-1042C.

After a brief discussion, Mrs. Willert moved, seconded by Mr. Kolb and carried unanimously for approval, as conditioned, in accordance with the "Staff Report and Recommendation" with the modification to Condition No. 8 previously stated.

• **(Windswept Quilters/Kristi Droese) Town of Vernon, Section 27**

Mr. Mace presented the "Staff Memorandum" dated August 3, 2006, and made a part of these Minutes. He pointed out the location of the property at S99 W24280 Forest Home Avenue in the Town of Vernon on the aerial photograph and stated the petitioner is requesting approval to apply for an Unspecified Conditional Use Permit for holding quilting classes in a detached garage as well as renting a portion of the garage for overnight quilting retreats.

Mrs. Morris asked if the second floor unit was handicap accessible? Ms. Droese replied, "Yes". Mrs. Gennrich asked what the zoning is on the property, to which Mr. Mace replied A-2 (three-acre rural home district). She wondered why the parcel wasn't being divided because there would be two primary residences on one property. Mr. Mace said it could be an option or an added condition on the Conditional Use Permit.

After discussion, Mrs. Morris moved, seconded by Mr. Kolb, and carried unanimously for approval to allow the petitioner the right to apply for an Unspecified Conditional Use Permit.

Chairperson Haukohl suggested the following items be discussed at a future Commission meeting:

- Enabling legislation for condominium zoning.
- Speaker from SEWRPC to discuss updating of the Natural Areas Plan regarding critical species.
- Update the Park and Planning Commission By-Laws.

ADJOURNMENT

With no further business to come before the Commission, Mrs. Willert moved, seconded by Mrs. Gennrich to adjourn at 1:45 p.m.

Respectfully submitted,

Betty Willert
Secretary

BW:kb